

006.A

Map

0004

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 771,200 /

USE VALUE: 771,200 /

ASSESSed: 771,200 /

Total Card /

Total Parcel

771,200

771,200

771,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		FREEMAN ST, ARLINGTON

Unit #: 2

Owner 1: BIGGS ROBYN

Owner 2: FULLER NATHAN OLIVER

Owner 3:

Street 1: 66 FREEMAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

OWNERSHIP

Owner 1: BIGGS ROBYN

Owner 2: -

Street 1: 66 FREEMAN ST #2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

PREVIOUS OWNER

Owner 1: BIGGS ROBYN -

Owner 2: -

Street 1: 66 FREEMAN ST #2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1967 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7617												G6	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	771,200			771,200
Total Card	0.000	771,200			771,200
Total Parcel	0.000	771,200			771,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	392.07	/Parcel:	392.07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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2021	102	FV	748,800	0	.		748,800		Year End Roll	12/10/2020
2020	102	FV	737,600	0	.		737,600	737,600	Year End Roll	12/18/2019
2019	102	FV	641,200	0	.		641,200	641,200	Year End Roll	1/3/2019
2018	102	FV	567,500	0	.		567,500	567,500	Year End Roll	12/20/2017
2017	102	FV	517,600	0	.		517,600	517,600	Year End Roll	1/3/2017
2016	102	FV	423,500	0	.		423,500	423,500	Year End	1/4/2016
2015	102	FV	391,500	0	.		391,500	391,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIGGS ROBYN,	152-65	1	10/11/2018	Convenience	99	No	No		Also filed 71731-304
GEHLOT SIDDHART	134-109		5/1/2015		575,000	No	No		FILED BOTH WAYS. ALSO BK 65304 PG 117.
CARPENTER STEPH	133-6		11/26/2014	Forclosure	430,000	No	No		Also filed Bk 64578 Pg 143 11/26/2014.
RUGGIERO MICHAEL	94-57		6/7/2006	Family	1	No	No		
RUGGIERO RONALD	83-101		6/1/2004		337,000	No	No		

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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2021	845	Porch	20,000	C				
8/11/2015	1097	Porch	9,400		7/11/2015			Re-install rubber

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Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
10/27/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
5/5/2005	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

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TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIGGS ROBYN,									

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
Other Fix:		Rating:	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1920	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

Other fx:		Rating:	
<b>OTHER FEATURES</b>			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	54.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											
	# Units 1											
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs:	8		BRs:	4	Baths:	2		HB		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GV - Good-VG	10.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	10.8 %

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.18380785
Const Adj.:	0.98000199
Adj \$ / SQ:	353.841
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	864606
Depreciation:	93377
Depreciated Total:	771228

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2004

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	4	
<b>Totals</b>				
1		8	4	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 006.A-0004-0002.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,967	353.840	696,000
Net Sketched Area:		1,967	Total:	696,000
Size Ad	1967 Gross Area	1967	FinArea	1967

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
05						
05						
67						

## IMAGE

**AssessPro** Patriot Properties, Inc

